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1-16-15

## 2015 Neighborhood Improvement Program Grant Application (Deadline, Wednesday, February 4, 2015)

Neighborhood Group: Reynolds Farm Condominium Date: 1/13/15

Project Title: Reynolds Farm Irrigation and Sprinkler Project

Project Location: Reynolds Farm Common Areas

Amount requested: \$6000 Grant #

**NIP Grants applied for or awarded in the last three years:**

2012 - Applied for:	Yes	<u>No</u>	Grant awarded?	Yes	No	Amount Awarded? \$	<u></u>
2013 - Applied for:	Yes	<u>No</u>	Grant awarded?	Yes	No	Amount Awarded? \$	<u></u>
2014 - Applied for:	<u>Yes</u>	No	Grant awarded?	Yes	<u>No</u>	Amount Awarded? \$	<u></u>

Is your neighborhood a voluntary neighborhood or a HOA? HOA

4. Identify the need or problem your neighborhood has recognized and is prepared to address.  
(Value 0 to 4 points), based on, "how compelling is this need" - 0 not compelling, 1 somewhat compelling, 2-  
compelling, 3 very compelling, 4 extremely compelling.

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For many years now, the Reynolds Farm Board has followed Longmont's restrictions for lawn watering in an effort to be proactive in addressing the Colorado drought situation. As with many lawns around the community, several regions of our turf areas were brown by mid summer, reducing the overall beauty of the neighborhood and enjoyment of the common spaces by the homeowners. In addition, we were frustrated by our inability to use water wisely due to our landscape design and older irrigation system. The system was originally installed in 1983. Our project will help this problem by creating a long-term solution to our need to actively conserve water in Colorado. The goal is to significantly reduce the amount of water we use while enhancing the overall quality of our neighborhood green spaces. In addition, these conservation steps will increase the overall value of the property and homeowner satisfaction.

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**5. How did you involve your neighborhood in identifying this need or problem?**

(Value 0 to 4 points), based on, what level was the neighborhood involved in identifying this need or problem

- 0 not involved, 1 somewhat involved, 2- involved, 3 very involved, 4 extremely involved.

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The Reynolds Farm Board and its homeowners are heavily involved in our irrigation/ sprinkler system. One board member actively adjusts our sprinkler operation during periods of heavy rain, thus saving water resources and cost to the HOA. Other homeowners are also involved with working with the landscaping company in making periodic adjustments to the sprinkler heads as needed. Homeowners observe and advise the board of any visibly noticeable leaks in the system or sprinkler heads gone awry. Reynolds Farm, as a whole, have been very active in trying to keep the current system working efficiently, considering its age. We have discussed the problems with the system regularly at our Annual Meetings and the homeowners agreed that it is a priority. We hope that the grant will assist us in fixing this age-long problem.

**6. Describe how the project will provide a solution that is sustainable to the problem stated above. (Value 0 to 4 points), based on, how will this provide a sustainable solution to the need or problem - 0 poor solution, not sustainable, 1 an OK solution, not very sustainable, 2- a good solution, sustainable, 3 very good solution, and sustainable 4 very good solution, and very sustainable.**

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The recent water audit had identified several key problems with our irrigation/sprinkler system. The Board will be working closely with the landscaping company to make corrections to these problems. And the 2015 Grant will assist us in offsetting its expense. Water conservation has been a focal point with our board and homeowners and we would like to take appropriate actions in fixing it.

7. What is the contribution to this project from neighborhood (money/materials/labor)? (Value 0 to 6 points), based on, contribution from the neighborhood- 0 poor contribution, 1 an adequate contribution, 2 a good contribution, 3 very good contribution, 4 excellent contribution, 1 extra point for a non HOA neighborhood, an additional extra point for a non HOA neighborhood that has a contribution of 25% or greater.

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A water audit was performed on Reynolds a Farm by the Center of ReSource Conservation, on July 17, 2014.

The audit helped us to identify key areas with our irrigation system that needs to be repaired and/or improved. Thus, the board has prioritized those areas needing immediate attention. We will contribute 38% of the funds for adjusting/ replacing sprinkler heads (for maximum efficiency), performing necessary removal of bushes to repair broken pipes, and contribute our own man hours for other necessary irrigation work. The requested grant money will be directed towards replacing broken irrigation lines, repairing leaking valve in control boxes, and repairing leaking sprinkler heads. Specific details of the work needed are outlined in the water audit. The Reynolds Farm HOA dues pay for the existing contract with a local landscaping company to maintain the grounds on a continuous basis. What efforts we receive from the grant will be maintained by our current landscaping.

8. The NIP Grant is funded by the Public Improvement Fund and must provide a clear public benefit. Describe how will this project benefit the public? (Value 0 to 6 points), based on, how will this provide a clear benefit to the public- 0-1 poor benefit, 2-3 an OK benefit, 4-5 a good benefit, 6-7 very good benefit, 8-10 excellent benefit.

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Longmont residents sit down at Reynolds Farm common areas to take in the beauty of the Rocky Mountains visible from here. Our common area is used by neighborhood children playing outdoors, and neighbors are often seen walking along the nearby public streets, some with their pets. In addition, long term water conservation planning help reduce the costs of creating additional water storage systems throughout the State of Colorado, consequently redirecting water resources for more critical needs, such as food production and human consumption. The improvement in our irrigation system will enhance the common areas and add to the enjoyment for all Longmont residents and Reynolds Farm homeowners.

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## Neighborhood Improvement Program Project Intent



Neighborhood Group: \_\_\_\_\_ Reynolds Farm Condominium \_\_\_\_\_ Date: \_ 1/13/15 revised \_

Due date: **PLEASE RETURN THIS FORM COMPLETED BY FRIDAY, SEPTEMBER 24, 2014**

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Project Title: Reynolds Farm Irrigation & Sprinkler Project

Project Location: Reynolds Farm Common Areas

Amount requested: \$6000

Project Description: This Project is designed to repair and/or replace broken and malfunctioning sprinkler valves, pipes, etc.. The following items listed in the water audit conducted in July, 2014 requires immediate attention----

The broken pipe in zone 2 (control clock 3), on the north side of the community park, the leaking heads in zones 5, 7, 10 (control clock 1), electrical short in wire for zone 11 (control clock 2), and the leaking valve (control box 5) in box, north-east of property. Reynolds Farm will be responsible for adjusting sprinkler heads to prevent overspray and correct uniform spray patterns. Continued adjustments of the sprinkler heads will be performed as needed each season.

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**Will this project impact, or is any part of it in City parks and/or right-of-way (ROW)? Yes q No q**  
**If yes, provide a description of impact and/or placement in City parks or ROW. Please attach a map.**

- **If no, attach a map showing the location on private property.**

**No**

Is electricity needed? Yes q No q

- If yes describe the electrical components of this project

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Yes, control box 2 has an electrical short in wire, which will need to be repaired.

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Is this an irrigation project? Yes q No q

A grant requesting any improvements to an irrigation system must have an independent water audit and include audit with the Project Intent. The audit must define a need for conservation and a strategy for how this grant will meet that conservation need.

1. Independent water audit attached? Yes q No q (grant request will not be considered without audit)
2. What is the desired conservation outcome and where is that identified in the audit?
3. How will this project meet those conservation needs?
4. NIP grants cannot be used for maintenance, explain why this is new infrastructure and not maintenance to an existing system.

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This is an irrigation project with the attached water audit conducted by the Center for ReSource Conservation, on July 17, 2014. This Project will help create a long-term solution to our need to actively conserve water in Colorado. The goal is to significantly reduce the amount of water we use while enhancing the overall quality of our neighborhood green spaces. In addition, these conservation steps will increase the overall value of the property and homeowner satisfaction. On pages 5-6 of the water audit, problem areas were identified. Once corrected, areas to be addressed, such as incorrect pressure, misaligned, clogged, blocked sunken, and tilted heads, overspray, incorrect spray patterns, etc. will improve the antiquated irrigation system and help us achieve our ultimate goal. This is not a maintenance grant, because Reynolds Farm will continue to maintain the regular operation of its sprinkler system with it's landscaping company and adjusting sprinkler heads as needed. The grant shall be used to replace or repair the broken and malfunctioning aspects of the system.

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Are permits needed for this project? Yes q No q

- Describe what permits are needed for this project.

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Yes, a permit will be required for the back-flow preventer, if warranted.

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Are any other City resources needed? Yes ☐ No ☐

- Describe what additional resources may be needed from the City to complete this grant.

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No

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**Describe the ongoing maintenance that this project requires and provide the plan to support that maintenance.**

**Provide names and addresses of maintenance contacts (attach additional pages if necessary)**

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Continued adjustments and repairs of individual sprinkler heads as needed by landscaping contract and other companies. Reynolds Farm currently has a lawn contract with:

**Rock Solid Landscaping**

**3686 Stagecoach Rd, North Unit A**

**Longmont, Co. 80504. 303-772-4736**

Other companies to contract repairs with include:

**Turf Paradise, Inc.**

**1000 E. Longs Peak Ave.**

**Longmont, Co. 80504. 303-678-9328**



# 2015 Neighborhood Improvement Program Budget

Neighborhood Group: Reynolds Farm Condominium Date: 1/13/15 revised   

Project Title: Reynolds Farm Irrigation and Sprinkler Project

## Project Budget

Materials/Vendors/Installation:	Request	Match
Remove bushes above broken pipe.	\$ <u>          </u>	\$ <u>600</u>
Replace broken irrigation line	\$ <u>3200</u>	\$ <u>          </u>
Repair leaking heads in zones 5,7,10	\$ <u>2000</u>	\$ <u>          </u>
Repair leaking valve in control box 5	\$ <u>400</u>	\$ <u>          </u>
Repair electrical short for control clock 2. (Zone 11).	\$ <u>400</u>	\$ <u>          </u>
Adjust/ replace sprinkler heads for maximum efficiency	\$ <u>          </u>	\$ <u>2000</u>
Permit as needed (for back-flow preventer)	\$ <u>          </u>	\$ <u>100</u>
<b>Services:</b>		
<u>Reynolds Farm Homeowners Labor</u>		
80 <u>  </u> hours @ \$ <u>12</u> /hour =	\$ <u>          </u>	\$ <u>960</u>
<u>          </u> hours @ \$ <u>          </u> /hour =	\$ <u>          </u>	\$ <u>          </u>
City Staff Time needed as determined by PW&NR		
<u>          </u> hours @ \$ <u>          </u> /hour =	\$ <u>          </u>	\$ <u>          </u>
TOTAL	\$ <u>6000</u>	\$ <u>3660</u>

**TOTAL PROJECT COST INCLUDING MATCH** \$ 9660

**PERCENT OF TOTAL (Match/Request)** 62 % 38 %

Estimated Annual Maintenance Costs: Landscaping contract- \$15,600/ year

Project Cost Estimate Developed by:

(Project approval/City staff sign off, and renewal costs to be calculated by City Staff)